

Income and Expenses 3-5 Stevens Street



3-5 Stevens Winooski

LIST PRICE	\$365,000
SALE PRICE	\$365,000
LOT SIZE	0.15
ZONING	Res
YEAR BUILT	1935
FINISHED SF ABOVE GRADE	2,452
PRICE PER SQUARE FOOT	\$149
# UNITS	3
PRICE PER UNIT	\$121,667
# BEDROOMS	7
PRICE PER BEDROOM	\$52,143
Unit 1	\$800 (1 BR)
Unit 2	\$1750 (3 BR)
Unit 3	\$1300 (2 BR)
AVERAGE RENT PER UNIT	\$1,283
AVERAGE RENT PER BEDROOM	\$550
GROSS MONTHLY INCOME	\$3,850
ANNUAL INCOME	\$46,200
<u>ANNUAL EXPENSES</u>	
Property Taxes	\$8,604
Insurance	\$2,000
Trash Expense	\$984
VT Gas	\$2,500
Hot Water Tank Rental	
Electric	\$300
Snow/Landscaping*	\$500
Water/Sewer	\$800
Maintenance*	\$1,500
City Inspection	\$300
TOTAL ANNUAL EXPENSES	\$17,488
NET OPERATING INCOME	\$28,712
EXPENSE RATIO	37.85%
CAP RATE	7.87%

**Estimated*

The above information is deemed reliable but is not guaranteed - some figures may be estimated